FINAL
NAVAL AIR STATION ALAMEDA RESTORATION ADVISORY BOARD
MEETING SUMMARY

www.bracpmo.navy.mil
Building 1, Suite 140, Community Conference Center
Alameda Point
Alameda, California

April 3, 2008

The following participants attended the meeting:

Co-Chairs:	
George Humphreys	Restoration Advisory Board (RAB) Community Co-chair
Thomas Macchiarella	Outgoing Base Realignment and Closure (BRAC) Program Management Office (PMO) West, BRAC Environmental Coordinator (BEC), Navy Co-chair
Patrick Brooks	Incoming BRAC PMO West, BEC, Navy Co-chair
Attendees:	
Claudette Altamirano	Weston Solutions (Weston)
Jim Barse	Community member
Pam Baur	Weston
Doug Biggs	Alameda Point Collaborative
Anna-Marie Cook	U.S. Environmental Protection Agency (EPA)
Tommie Jean Damrel	Tetra Tech EM Inc. (Tetra Tech)
Doug Delong	BRAC PMO West, Compliance Manager
Fred Hoffman	RAB
Craig Hunter	Tetra Tech
John Kaiser	San Francisco Bay Regional Water Quality Control Board (Water Board)
Joan Konrad	RAB
James Leach	RAB
Dot Lofstrom	California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC)
John McGuire	Shaw Environmental
Kurt Peterson	RAB

Emma Popeck	Weston
Peter Russell	Russell Resources/Alameda Reuse and Redevelopment Authority (ARRA)
Bill Smith	Community member
Marcus Simpson	DTSC
Jean Sweeney	RAB
Jim Sweeney	RAB
Michael John Torrey	RAB
Xuan-Mai Tran	EPA
Tracy Walker	Weston
John West	Water Board
June Wheaton	BRAC PMO West Remedial Project Manager (RPM)
Jessica Woloshun	Sullivan International Group, Inc. (Sullivan)

The meeting agenda is provided in Attachment A.

MEETING SUMMARY

I. Approval of Previous RAB Meeting Minutes

Mr. Humphreys called the meeting to order at 6:35 p.m.

Mr. Humphreys provided the following comments:

- Page 16 of 18, second paragraph, fourth paragraph, "John Barry" will be revised to "John Beery."
- On attachment pages, "List of Reports and Correspondence Received during January 2008, distributed by Mr. George Humphreys, RAB Community Co-Chair," will be revised to, "List of Reports and Correspondence Received during February 2008, distributed by Mr. George Humphreys, RAB Community Co-Chair."

Mr. Humphreys provided the following comment on behalf of Dale Smith (RAB):

- Page 5 of 18, second paragraph, "Mr. Shields further explained that to the Sampling and Analysis Plan…," will be revised to, "Mr. Shields further explained that the Sampling and Analysis Plan…."

- Page 6 of 18, fifth paragraph, "…and Mr. Shields responded that the green was interpolated higher levels of fluorescence," will be revised to, "…and Mr. Shields responded that the green interpolated higher levels of fluorescence."

Ms. Lofstrom provided the following comment:

- Page 13 of 18, second paragraph, "She said the additional sampling and study was actions by the Navy because the Navy's focus was on industrial and commercial goals…," will be revised to, "She said the additional sampling and study were actions by the developer because the Navy's focus was on industrial and commercial goals…."

- Page 14 of 18, second paragraph, "…and Area C was coincidentally adjacent to the known benzene and naphthalene plume," will be revised to, "…and Area C overlays the known benzene and naphthalene plume."

- Page 15 of 18, first paragraph, "He said the preferred remedy was to provide at least 4 feet of clean soils beneath residential structures by either soil excavation or surcharging," will be revised to, "He said the preferred remedy was to provide at least 4 feet of clean soils beneath residential structures by either soil excavation or was not recommended for remediation."

- Page 16 of 18, the first paragraph will be revised to, "…PAHs do not appear in the vapor phase at most of FISCA. He said that vapors were a concern only in two areas: Area B1 and Area C. He said that at Area B1, 1,3-butadiene was detected and isolated pockets of hydrocarbon were detected, which were inferred to be a breakdown product of hydrocarbons or rubber. He said the concentrations had been delineated and were detected just above threshold levels."

- Page 16 of 18, fourth paragraph, "1,2-butadiene" will be revised to "1,3-butadiene."

- Page 16 of 18, sixth paragraph, "Ms. Humphreys" will be revised to "Mr. Humphreys."

The minutes were approved as modified.

II. Co-Chair Announcements

Mr. Macchiarella introduced Pat Brooks, his replacement as the BEC, Navy co-chair. Mr. Macchiarella also introduced June Wheaton, a Navy RPM.

Mr. Brooks introduced himself and described his qualifications and education.

Mr. Humphreys distributed his list of documents and correspondence received during March 2008, which is presented as Attachment B-1. He said that Item 6 involved replacement covers for the Spring 2007 Alameda Basewide Annual Groundwater Monitoring Report and expressed concern because this March 2007 report was still in progress. He said Items 10 and 11 were reports on trenching at IR Site 1. Mrs. Sweeney asked if this report of findings of the trenching at IR Site 1 was the final, and Mr. Humphreys said that the title suggested it was only a summary of findings. Mr. Macchiarella concurred and said the summary of findings was intended to present the findings from trenching at IR Site 1 but was not intended to provide an analysis. Mr. Humphreys said there were 11 trenches and the report showed that radioactivity was detected above screening criteria at a few of the sample areas. He said the sample areas were divided into a grid and radioactivity was detected at the edge of a few grid cells, which he believed implied that radioactivity was potentially outside of the sample areas and required further analysis. He mentioned that the historical outline of the area appeared to overlap the present-day shoreline at the southern most grid cell; which he believed implied that potential radioactivity was exposed directly to the bay.

Mr. Humphreys said he and RAB members Ms. Smith and Joan Konrad and community member Patrick Lynch had each written a letter to DTSC in regard to the Alameda Landing Development Draft Remedial Action Plan.

Mr. Macchiarella said a tour of IR Sites 1, 2, and 33 was pending but would occur in the next few months after the RAB meeting on April 3, 2008. He said the tour could be scheduled on a Saturday if that day was still preferred. He said that IR Site 2 could currently be easily traversed. He discussed the IR Site 33 Runway Wetlands with a Navy biologist and confirmed that there would not be a need to travel through the least tern's habitat; therefore, no risk would be posed by touring the site. Mr. Humphreys commented that he walked around the Harbor Bay lagoon on the evening of Easter Sunday and identified several least terns; therefore, he believed the migrating season had commenced.

Mr. Macchiarella said that the Navy was currently seeking records, including the validated pentachlorophenol data from Parcel 182 that had been questioned.

Mr. Macchiarella said there was a presentation on the IR Site 34 remedial investigation (RI) at the January RAB meeting, and Mr. Humphreys subsequently shared information on a future golf course proposed in an environmental impact report (EIR). Mr. Macchiarella said he wanted to clarify any misperceptions that may have arisen with regard to the ecological risk assessment and whether the assessment had been conducted. He said the Navy again reviewed in the final EIR and RI; ecological risk for receptors in soil and groundwater was quantitatively evaluated based on current conditions at the site and qualitatively reviewed for future use. He said a conservative approach was used for the risk assessment and evaluated, at a minimum, the risk to California ground squirrel, deer mouse, Alameda song sparrow, American robin, red tailed fox, and aquatic receptors. Mr. Macchiarella confirmed that the ecological assessment had been completed. Mrs. Sweeney asked if there was risk to ecological receptors and whether the assessment recommended no further action. Mr. Macchiarella responded that the screening level ecological

risk assessment showed that additional assessment was not needed. Mr. Macchiarella added that the regulatory agencies are currently reviewing the navy's responses to their comments.

III. Site 17 Debris Pile Removal Action Memorandum and Work Plan Update

Ms. Wheaton introduced Tracy Walker (Weston) and the presentation on the IR Site 17 Time-Critical Removal Action (TCRA) Construction Debris Piles at IR Site 17 (Attachment B-2). Ms. Wheaton said the project included a TCRA for two debris piles located at the northern edge of IR Site 17 Seaplane Lagoon (Slide 3). She said the record of decision (ROD) for the IR Site 17 Seaplane Lagoon remedial action indicated that the two debris piles would be addressed separately.

Mr. Walker described the location of IR Site 17 and the two debris piles in detail (Slide 3). He showed a photograph of Debris Pile (DP)-1 at low tide (Slide 4) and noted that DP-1 was about 6.5 feet deep, 340 feet long, and 100 feet wide from the seawall. He described the location of DP-2 (Slide 4), which is on both sides of Ramp 3, and noted that the ramp would not be removed. He said DP-2 was approximately 115 feet long, up to 100 feet wide, and 5 feet deep on the west side of Ramp 3; and approximately 100 feet long, 65 feet wide, and 6 feet deep on the east side. He said the concrete riprap west of DP-2 was shown in the foreground of the photograph (Slide 4).

Mr. Fred Hoffman (RAB) asked how long the debris piles had been at the site, and Ms. Wheaton responded that they were visible on aerial photographs from the early 1970s, but not yet visible on aerial photographs from the late 1940s.

Mr. Walker described the types of debris in the piles (Slide 6); the photograph showed telephone poles, large chunks of concrete, bricks, metal pipes, and pieces of metal, which are mixed in with the soil matrix. Mr. Walker described the photograph (Slide 7) that depicted the debris piles and the top of the seawall. Mr. Hoffman asked about the location of the seawall, and Mr. Walker described the location on the photograph (Slide 7).

Mr. Walker said three test pits approximately 6.5 feet deep were excavated into one of the debris piles during an investigation of DP-1 in 2006. He said soil samples were collected, and chemicals of concern included metals, polycyclic aromatic hydrocarbons, polychlorinated biphenyls, pesticides, and semivolatile organic compounds (Slide 8). Mr. Kurt Peterson (RAB) asked where the trenches were located, and Mr. Walker said they were located in DP-1. He said a TCRA commenced based on the DP-1 characterization data. He said this process allowed quicker implementation of the removal action (Slide 9). He said Weston's first task was to prepare an action memorandum (which documented the Navy's decision to implement the TCRA) and a removal action work plan (which described implementation plans for the removal action). He said the main objective of the TCRA was to remove DP-1 and DP-2 (Slide 10) through excavation. Ms. Wheaton noted that a formal risk assessment had not been completed on the debris piles, but the previous data showed risk from chemicals of concern, and the Navy decided to proceed with the removal action because risk was evident. She said confirmation sampling was scheduled to be conducted after the removal.

Mr. Peterson asked if the intent was to remove the debris piles and allow the lagoon to naturally replace the disturbed shore. Mr. Walker said the area would be restored to match the surrounding grade during the removal action.

Mr. Walker described the action memorandum alternatives (Slide 11) and the evaluation criteria (Slide 12). He said the alternative selected was excavation, which included reuse, recycling, and off-site disposal of the debris (Slide 13). This alternative was chosen because it is a permanent solution, is implementable, and is cost-effective. He said DP-1 was approximately 8,000 cubic yards and DP-2 was approximately 3,500 cubic yards (Slide 14). He said a turbidity curtain will be installed in the lagoon during the excavation and described the work plan (Slides 14 and 15). He said that DP-1 was adjacent to Ramp 2 on the west side and DP-2 was on adjacent to Ramp 3 on both sides (Slide 16). He described the location of the access point to the work area and said access to the debris piles is currently restricted (Slide 16). He said survey data will be used to estimate the dimensions and volume of the debris piles. In addition, the seawall will be examined for stability. He said a utilities survey was scheduled, but he did not believe utilities will be encountered that would interfere with the removal action.

Mr. Peterson asked about the photograph on Slide 4 in relation the figure on Slide 16, and Mr. Walker described the relationship and said the elevation at the top of the debris piles was the same as the elevation of the tarmac. Ms. Konrad asked whether the site would be excavated to the bottom of Seaplane Lagoon once the debris piles were removed. Mr. Walker responded that the plan was to remove the debris piles and then restore the elevation to surrounding grade with imported clean sand, so that the shore gently slopes into the lagoon to allow for natural regeneration of the shoreline. Ms. Wheaton said that the actual depth of the debris piles was unknown until excavation proceeded. She said the clean sand would be spread in areas where needed.

Mr. Humphreys noted that the list of chemicals of concern did not include radioactivity and asked whether radioactivity would be monitored. Ms. Wheaton indicated that the potential for radioactivity was evaluated and the debris piles were not been identified as radiologically impacted.

Ms. Sweeney asked about the depth of excavation, and Mr. Walker responded that the previous test-pit investigation in 2006 excavated to 6.5 feet in DP-1. He said it was suspected that the base of the piles would be approximately 6 to 8 feet deep. He said the deepest parts were approximately 6 feet deep and tapered off at the low-tide shoreline. He said soil samples will be collected and then the area would be backfilled with clean sand. Mrs. Sweeney asked if dust would be generated, and Mr. Walker responded that dust will be managed with water; a water truck will be present at the site to spray the piles. He said air quality will be monitored throughout the removal action.

Mr. Walker described the project schedule (Slide 17). Mr. Hoffman asked about the project costs, and Mr. Brooks said the estimated cost for the entire project is $2.8 million.

IV. BCT Update

Ms. Cook said many documents had been submitted during March 2008 and expressed gratitude to Mr. Humphreys for providing a list each month. She said a public meeting was held the second week of March for the proposed plans on IR Sites 20 and 31 and that she believes no members of the public attended. She said the IR Site 17 TCRA for debris piles was discussed during the March 2008 BRAC Cleanup Team (BCT) meeting. She said the findings of suitability to transfer documents were discussed at length in relation to the DTSC guidance, which will be needed to transfer property to the City of Alameda.

Ms. Cook extended a welcome to Mr. Brooks as the new BEC. On behalf of the BCT; she expressed gratitude and appreciation to Mr. Macchiarella for his contribution as the BEC for Alameda Point. She said in addition to a large number of RIs, feasibility studies, and TCRAs, she believed Mr. Macchiarella will "hold the record" for the largest number of proposed plans and associated public meetings. She said Mr. Macchiarella finalized 14 proposed plans and finalized 10 RODs during his 4-year tenure as BEC. She said those 10 RODs memorialized the cleanup of more than 3 million cubic yards of soil, groundwater, and sediment and will result in 300 acres of property that can be released for unrestricted use. Ms. Cook presented Mr. Macchiarella with a plaque symbolizing his tenure as BEC for Alameda Point.

V. Community and RAB Comment Period

Mr. Biggs thanked Mr. Macchiarella for consistently informing the community of Navy actions.

Mr. Biggs noted that the winds are strong in the area where the IR Site 17 soil and debris will be stockpiled before they are removed off-site and asked how the soil will be stored, if it will be covered, and about the wind threshold that would trigger interruption of the work. Mr. Walker said the piles will be covered and secured for the duration of events. He added that any dust from the stockpiles would be controlled by water to minimize risk from strong winds. Mrs. Sweeney asked when the stockpiles were scheduled for removal, and Mr. Walker responded that the stockpiles are scheduled to be removed at the end of the project.

VI. Meeting Adjournment

The meeting was adjourned at 8:14 p.m.

ATTACHMENT A

NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING AGENDA
April 3, 2008

(1 page)

RESTORATION ADVISORY BOARD

NAVAL AIR STATION, ALAMEDA

AGENDA

APRIL 3, 2008, 6:30 PM

ALAMEDA POINT – BUILDING 1 – SUITE 140
COMMUNITY CONFERENCE ROOM
(FROM PARKING LOT ON W MIDWAY AVE, ENTER THROUGH MIDDLE WING)

TIME	SUBJECT	PRESENTER
6:30 - 6:45	**Approval of Minutes**	**Mr. George Humphreys**
6:45 - 7:00	**Co-Chair Announcements**	**Co-Chairs**
7:00 – 7:30	**Site 17 Debris Pile Removal Action Action Memo and Work Plan Update**	**Ms. June Wheaton**
7:30 – 7:40	**BCT Update**	**Ms. Anna-Marie Cook**
7:40 – 8:00	**Community & RAB Comment Period**	**Community & RAB**
8:00	**RAB Meeting Adjournment**	

ATTACHMENT B

NAVAL AIR STATION ALAMEDA
RESTORATION ADVISORY BOARD MEETING HANDOUT MATERIALS

B-1 List of Reports and Correspondence received during March 2008, distributed by Mr. George Humphreys, RAB Community Co-Chair (2 pages)

B-2 TCRA Construction Debris Piles at IR Site 17, presented by June Wheaton (Navy) and Tracy Walker (Weston) (9 pages)

ATTACHMENT B-1

LIST OF REPORTS AND CORRESPONDENCE RECEIVED DURING MARCH 2008

(2 pages)

Restoration Advisory Board
Documents and Correspondence
Received during March 2008

Documents

1. February 29, 2008 (Rec'd March 6, 2008), "Draft-Final Remedial Design /Remedial Action Work Plan, Volume 1-Draft-Final Remedial Design, IR Site 17 Seaplane Lagoon, Former Naval Air Station Alameda, Alameda Point, Alameda, California", includes "Response to Comments on Preliminary Remedial Design/Draft Remedial Action Work Plan Oct. 12, 2007", prepared by SES-TECH for BRAC Program Management Office West.
2. March 4, 2008 (Rec'd March 6, 2008), "Draft Final Remedial Design/Remedial Action Work Plan for IR Site 26, Alameda Point, Alameda, California", prepared by Battelle Memorial Institute for BRAC Program Management Office West.
3. February 2008, "Proposed Plan for Installation Restoration Site 20, Former NAS Alameda", prepared by BRAC Program Management Office West.
4. February 2008, "Draft Remedial Action Plan, Alameda Landing, Former Fleet and Industrial Supply Center Oakland, Alameda Facility/Alameda Annex", prepared by Department of Toxic Substances Control.
5. March 2008, "Proposed Plan for Installation Restoration Site 31 Soil, Marina Village Housing, Former NAS Alameda", prepared by BRAC Program Management Office West.
6. February 28, 2007, "Volume 1 & 2, Spring 2007 Alameda Basewide Annual Groundwater Monitoring Report, Alameda Point, Alameda, CA, Draft September 2007", replacement covers only to correct Document Control Number, prepared by Innovative Technical Solutions, Inc. for BRAC Program Management Office West.
7. March 6, 2008, "Volume 1 and 2, Spring 2007 Alameda Basewide Annual Groundwater Monitoring Report, Alameda Point, Alameda, CA, DRAFT FINAL, March 2008", replacement covers and response to comments, prepared by Innovative Technical Solutions for BRAC Program Management Office West.
8. March 6, 2008, "Draft Final, Remedial Investigation Report for Installation Restoration Site 34, Alameda Point, Alameda, California", prepared by Sul Tech for BRAC Program Management Office West.
9. March 11, 2008, "Draft Work Plan for Time-Critical Removal Action Site 17, Construction Debris Piles, Alameda Point, Alameda, California", prepared by Weston Solutions, Inc. for BRAC Program Management Office West.
10. March 13, 2008, "Summary of Findings, Exploratory Trenches, IR Site 1, Alameda Point, Alameda, California", prepared by Tetra Tech EC, Inc. for BRAC Program Management Office West.
11. March 13, 2008, "Appendix B, Summary of Findings, Exploratory Trenches Report", to be inserted into report, prepared by Tetra Tech EC Inc. for BRAC Program Management Office West.

Correspondence

1. February 27, 2008, "Review of the Draft Feasibility Study Report, IR Site 24, Alameda Point, Alameda, California, November 2007", letter from Xuan-Mai Tran, U. S. EPA Region IX to Mr. Thomas Macchiarella, BRAC Program Management Office West.
2. March 13, 2008, "Review of the Preliminary Remedial Design/Draft Remedial Action Work Plan Volume 2 for IR Site 17 Seaplane Lagoon, Alameda Point, Alameda, California, January 2008", letter from Xuan-Mai Tran, U. S. EPA Region IX to Mr. Thomas Macchiarella BRAC Program Management Office West.

ATTACHMENT B-2

TCRA CONSTRUCTION DEBRIS PILES AT IR SITE 17

(9 pages)

Time-Critical Removal Action
Construction Debris Piles
IR Site 17
Alameda Point, Alameda, California

Restoration Advisory Board Meeting

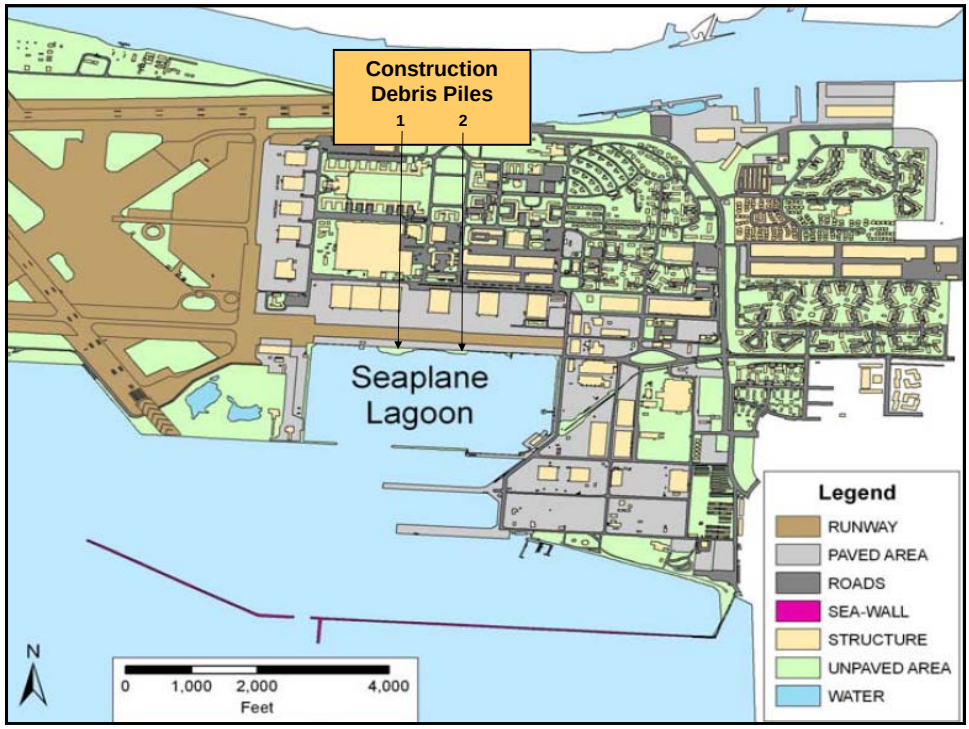
April 3, 2008

June Wheaton
Navy Project Manager

Tracy Walker, P.G.
Weston Solutions, Inc.

Presentation Topics

- Site Map and Debris Pile Photos
- Time-Critical Removal Action
- Action Memorandum Alternatives
- Field Activities
- Schedule



Debris Pile 1

Debris Pile 2

Typical Construction Debris

Debris Pile from Top of Sea Wall

Debris Piles Characterization

- Debris placed along northern lagoon shoreline adjacent to Ramps 2 and 3
- Consist of soil and typical construction debris (e.g., concrete, asphalt, metal, and plastic)
- Debris Pile 1 tested for contaminants
  - Chemicals of potential concern include metals, polycyclic aromatic hydrocarbons, polychlorinated biphenyls, pesticides, and semivolatile organic compounds (Tech Memo, Battelle 2006)

Time-Critical Removal Action

- Time-Critical Removal Action (TCRA) (i.e., less than 6-month planning period)
- Action Memorandum documents the decision to conduct the TCRA
- Work Plan documents how the selected removal action alternative will be implemented

Time-Critical Removal Action

- Objective is removal of the two debris piles
- Removal of piles was specified in IR Site 17 ROD
- Removal of the debris piles eliminates residual contaminants that may be potential sources to the lagoon, thus reducing potential risks to human health and the environment
- Removal action will likely be the final action for the debris piles

Action Memo Alternatives

- CERCLA requires evaluation of alternatives in Action Memo:

- No Action

- Excavation, reuse/recycling and off-site disposal

- In-place consolidation and containment

Action Memo Evaluation Criteria

- Removal action alternatives evaluated based on the following criteria:
  - Effectiveness
  - Implementablity
  - Cost

Action Memo Selected Alternative

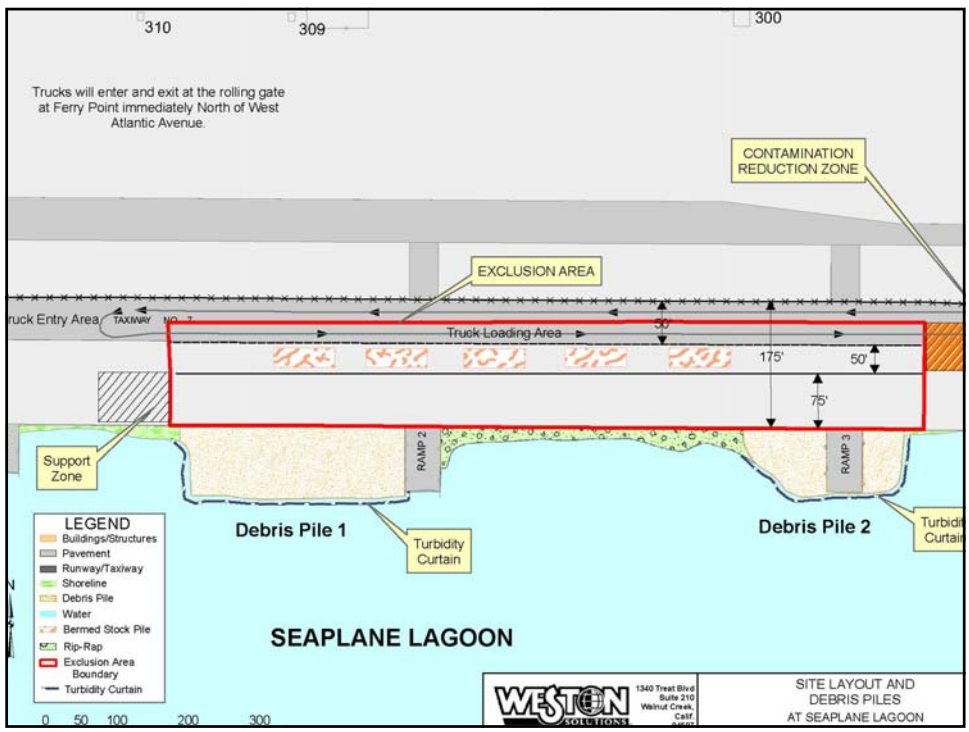
- Excavation, reuse/recycling and off-site disposal
  - Chosen because this alternative is:
    - A permanent solution
    - Implementable
    - Cost-effective

Work Plan Field Activities

- Excavate Construction Debris Piles
  - Debris pile 1 = 8,185 cubic yards
  - Debris pile 2 = 3,573 cubic yards
- Use turbidity curtain
- Dewater removed material, as necessary, and manage wastewater
- Segregate and evaluate excavated material for potential reuse, recycling or appropriate disposal

Work Plan Field Activities

- Sample underlying material to confirm compliance with Site 17 sediment cleanup goals and obtain data on presence or absence of metals and other potential contaminants
- Restore elevation to surrounding grade with imported clean sand



Schedule

- Draft RAWP and Action Memo – Submitted March 12, 2008 for 30-Day Review Period
- Fact Sheet and Newspaper Announcement – Submit 2 weeks after receipt of comments
- Final RAWP and Action Memo – To be submitted 60 days following receipt of comments
- Field Work – Begin end of July and continue through early September 2008
- Draft Closure Report – To be submitted 60 days after field work

Questions